

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD16B/0207

An Bord Pleanála Reference Number: PL 06S.247271

APPEAL by Joseph and Catherine Marshall care of Regan and Associates Architects of 60 Clonlea, Ballinteer Road, Dublin against the decision made on the 23rd day of August, 2016 by South Dublin County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of existing one storey kitchen/breakfast annex at the rear of the existing house and replacement of annex with a one storey lean-to extension containing a handicapped bedroom/bathroom and re-configured kitchen, dining and living space. In addition, permission is also sought for replacement of the existing hipped roof in attic with a gabled roof containing additional velux rooflight to rear and internal staircase leading to expanded attic storage space, all at 6 Templeroan View, Knocklyon, Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

It is considered that by reason of the extent of the proposed ground floor extension - which extends along the full length of the property boundary - the proposed development would seriously injure the residential and visual amenities of the neighbouring property by reason of overshadowing and overbearing impact. Furthermore, it is considered that the proposed extension would result in an unsatisfactory provision of good quality private open space to serve the occupants of the host dwelling. The Board was not satisfied that the proposed roof design at attic level would integrate in a satisfactory manner in the streetscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.